Emergency Rental Assistance Program

Mayor's Office of Housing and Community Development Government Audit and Oversight Committee October 6, 2022



# Program Background

### Prior to COVID-19

- \$3.8M annually (local and federal sources)
- Served 2,400 households annually

### COVID-19 Response & Recovery

- Scaled to \$206M over 19 months (local, state, federal sources)
- Served 20,000 households
- San Francisco received significant capacity and support from state partners

## SF ERAP Program Partnerships

#### Centering Community Needs

- 10 local community-based organizations to distribute funds, many more to help tenants apply
- Multilingual providers
- Significant impact for populations facing disproportionate impacts from COVID-19
  - 93% of households were 0-30% AMI
  - Demographics: 36% Latinx, 16% Black, 13% Asian

#### Temporary State Partnership

- State program (CA COVID-19 Rent Relief) launched March 2021
- Processed 3/4 of San Francisco's rent relief applications
- The program closed April 1, 2022

## Program Components

#### Outreach

- Multilingual
- Diverse populations
- Center on community needs

#### Case Management

- Connect households to appropriate resources
- Application support

### Verification

- Application review
- Follow-up as needed

#### Payment Distribution

- Financial assistance
- Compliance with City fiscal and reporting requirements

### Addressing the SF ERAP Backlog

### Where We Are

- Process 4,500+ pending applications
  - ~2,250 households (attrition rate of almost 50% due to ineligibility, duplicate applications, etc.)
- \$43M still available

### Current Environment

Transition from State to City program

CBO capacity challenges

COVID-19 financial impacts continue

Economic uncertainty

### Next Generation of SF ERAP

#### Scale funding for long-term program

- \$20-25M local funds starting in FY23-24
- Funding source: Prop C

#### Vulnerability Index

- Considers factors such as past homelessness, extremely low-income households, and risk of eviction
- Prioritizes applicants at highest risk of homelessness or displacement

Connect vulnerable households to appropriate housing solutions

- Vouchers (local and federal sources)
- Affordable units

## **Existing Protections for Tenants**

During SF ERAP's focus on the backlog, tenants will continue to be protected

- Emergency ordinance permanently prohibiting evictions due to COVID-19 for rents originally due from July 1, 2022 until the emergency proclamation is terminated
- Tenant Right to Counsel Program the City's eviction legal defense system
- Emergency rental assistance for those facing eviction in court (even if they do not have a pending application)
- Tenants' rights counseling, mediation and various other tenant assistance programs

# Thank You

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